

CITY OF WESTMINSTER

# Gateway into Little Saigon

Statement of Qualifications | November 24, 2025

M I G

109 W. Union Avenue | Fullerton, CA 92832  
(714) 871-3638 | [www.migcom.com](http://www.migcom.com)

In association with:  
Corsini Stark Architects | VCL | Dukehaus Designs | ISE



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# Cover Letter



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## CALIFORNIA

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LOS ANGELES, PASADENA,  
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## TEXAS

SAN ANTONIO

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SEATTLE

November 24, 2025

Christine Cordon, City Manager  
City of Westminster  
8200 Westminster Boulevard  
Westminster, CA 92638

### ***RE: Statement of Qualifications for the City of Westminster Gateway into Little Saigon***

Dear Ms. Cordon and Selection Committee Members:

Moore Iacofano Goltsman, Inc. (MIG), is pleased to submit our Statement of Qualifications to the City of Westminster to provide design services for the Gateway into Little Saigon. Our team brings a collaborative, community-centered approach to planning and design, grounded in creative vision, inclusive engagement, and realistic implementation strategies.

We are excited by the opportunity to collaborate with the City of Westminster on this meaningful project to create a gateway monument for the Little Saigon area. This effort aligns closely with our team's experience in delivering culturally rooted and visually impactful design solutions that honor community identity and enhance public spaces. We understand the importance of celebrating the Vietnamese-American community's rich heritage while also addressing the technical, structural, and contextual requirements of integrating a gateway with a Caltrans Overhead Sign Structure.

MIG's Fullerton office will lead the project locally, supported by our multidisciplinary team of over 265 professionals across the firm. Our team brings extensive, relevant experience from similar projects across Southern California. We have designed and supported construction for a wide range of public realm and community-serving facilities including streetscapes, monuments, parks, and site infrastructure, with recent successful examples in Downey, Tustin, Cypress, and Pico Rivera, as well as Westminster, where our resource-conscious designs and inclusive community outreach led to well-used, high-impact outcomes.

For this project, we have assembled a hand-selected team of specialists with the capabilities and experience needed to deliver an outstanding result. This includes our architect, **Corsini Stark Architects**; lighting designer, **VCL**; community liaison, **Dukehaus Designs**; and structural engineer, **ISE**.

Over the past 43 years, MIG has partnered with hundreds of public agencies to design more than \$1.5 billion in public space improvements. We bring a collaborative mindset, creative problem-solving, and deep technical knowledge to every assignment—and we look forward to working with City staff, stakeholders, and the Little Saigon and broader Westminster communities to deliver a successful Gateway Design.

Thank you for the opportunity to submit our qualifications. We look forward to continuing our working relationship with the City and collaborating on this important project. Please do not hesitate to contact me by phone at (714) 871-3638, ext. 4090, or by email at oscarj@migcom.com with any questions.

Sincerely,

A blue ink signature of Oscar Johnson, written in a cursive style.

Oscar Johnson, PLA  
Principal-in-Charge, Landscape Architect CA #6481

## Project Understanding

Our approach to the Westminster Gateway Monument Project is rooted in a deep understanding of cultural identity, technical requirements, and the community's connection to the Little Saigon area. This gateway serves both as a symbolic landmark and a physical threshold into a vibrant cultural district. MIG and our design partners are committed to developing a concept that reflects the Vietnamese-American community's pride, resilience, and heritage.

For this contract, **MIG's current scope and fee include only Phases 1 through 3: Project Initiation, Concept Development, and Community Engagement.** These phases will lead to a fully developed and community-supported **conceptual gateway design.**

Should the City choose to move forward with the selected concept, the subsequent phases—Design Development, Construction Documents, and Construction Support—are outlined **for reference only.** Costs for these later phases will be developed under a future amendment at the City's discretion.

Civil engineering, geotechnical investigation, land surveying, and Subsurface Utility Engineering (SUE) are **not included in the current scope** and would begin in **Phase 4** should the City authorize additional work.

## Description of Services

### Scope of Work

(Included in Current Contract)

#### PHASE 1 – PROJECT INITIATION, MANAGEMENT, AND DATA COLLECTION (INCLUDED)

##### Task 1.1 – Project Kick-Off and Management

Conduct a project kick-off meeting to confirm goals, roles, deliverables, and schedule. Provide ongoing project management, subconsultant coordination, monthly progress reports, invoices, and monthly check-in meetings (up to 6).

##### Task 1.2 – Data Collection and Records Research

Collect and review existing documentation including:

- » Record drawings
- » GIS data
- » Previously completed surveys or mapping
- » Benchmark/control point data

*Note: Geotechnical investigation, topographic survey, and SUE activities will occur in Phase 4 under a separate authorization.*





### Task 1.3 – Coordination with the City

Coordinate with relevant City departments to confirm standards, requirements, and expectations that will inform the conceptual design.

#### ***Deliverables – Phase 1***

- » Kick-off meeting agenda and minutes
- » Project schedule
- » Monthly meeting summaries
- » Records research summary
- » Monthly progress reports and invoices
- » City coordination documentation

### **PHASE 2 – CONCEPT DEVELOPMENT ALTERNATIVES (INCLUDED)**

#### **Task 2.1 – Conceptual Design Alternatives**

MIG, Corsini Stark Architects, ISE, and VCA will prepare up to **three (3)** alternative gateway concepts based on:

- » Cultural identity and community priorities
- » Compatibility with the Caltrans Overhead Sign Structure
- » Site opportunities and constraints
- » Preliminary engineering and constructability considerations

#### **Task 2.2 – Preliminary Materials and Lighting Concepts**

Develop conceptual material palettes and lighting strategies in coordination with architectural and lighting consultants.

#### **Task 2.3 – Early Fabricator Coordination**

Engage a qualified fabricator early to confirm materials, fabrication constraints, and constructability.

#### **Task 2.4 – Preliminary Cost Estimates**

Prepare conceptual-level Opinions of Probable Construction Cost (OPCC) for each alternative.

#### ***Deliverables – Phase 2***

- » Conceptual plans and monument forms
- » Color renderings and elevations
- » Material and lighting palette
- » Fabricator coordination summary
- » Itemized cost estimates for each alternative
- » Comparative cost matrix

### **PHASE 3 – DESIGN PRESENTATIONS AND COMMUNITY ENGAGEMENT (INCLUDED)**

#### **Task 3.1 – Community and Council Presentations**

Conduct design presentations for:

- » Up to **two (2)** community meetings
- » **One (1)** City Council meeting

Presentations will include renderings, plans, physical or digital boards, and visual simulations.

#### **Task 3.2 – Engagement Documentation**

Compile feedback from all meetings and prepare a revised concept for potential advancement into Design Development.

#### ***Deliverables – Phase 3***

- » Presentation boards or digital slide decks
- » Stakeholder engagement summary
- » Record of comments and refinements





## Future Phases

(Not Included in Current Contract)

### PHASE 4 – DESIGN DEVELOPMENT (NOT INCLUDED)

If authorized, Phase 4 would include:

- » Civil engineering
- » Geotechnical investigation
- » Topographic survey
- » Subsurface Utility Engineering (SUE)
- » Structural development
- » Lighting and electrical development
- » Architectural refinement

### PHASE 5 – CONSTRUCTION DOCUMENTS (NOT INCLUDED)

If authorized, MIG would prepare complete PS&E documents, specifications, and updated construction estimates, and coordinate all technical reviews with Caltrans and the City.

### PHASE 6 – CONSTRUCTION SUPPORT (NOT INCLUDED)

If authorized, MIG would provide construction-phase support including RFIs, submittal review, site visits, and clarifications.

## Project Assumptions

MIG has made the following assumptions regarding the proposed Westminster Gateway Project, the availability of data, design process, coordination needs, and review procedures.

### BUDGET AND SCOPE

- » The total project budget is an estimate of how project costs are allocated among tasks and phases. The MIG Team will not exceed the authorized contract amount without written approval from the City.
- » MIG may reallocate budget among tasks or subconsultants (Corsini Stark Architects, VCL Electrical Engineers, Dukehaus Designs, and ISE Structural Engineers) as needed to meet the intent of the scope. Any significant reallocations will be shared with the City in monthly progress reports.
- » If the City requests additional services outside the approved scope, MIG will notify the City and obtain written authorization before proceeding. Compensation for out-of-scope services will be billed on a time-and-expense basis per the current fee schedule.
- » Professional fees include typical travel and coordination costs. Reproduction, printing, or delivery costs beyond what is outlined in the scope will be billed at cost plus 10% markup, with prior approval from the City.

### SCHEDULE AND REVIEW

- » One consolidated round of City review is assumed for all major deliverables (conceptual design, cost estimates, and final design documentation), unless otherwise indicated in the scope.
- » City comments will be provided as a single, coordinated set. Conflicting direction may require additional coordination or revisions outside of scope.
- » The project assumes a 4-month duration from Notice to Proceed through final deliverables. The Project Management budget is based on this timeframe. If the schedule extends more than 30 days beyond this period, additional budget for project management and coordination may be required.



PERMITTING AND COORDINATION

- » It is assumed that no permits beyond standard City coordination are required. If additional permits or agency reviews (e.g., Caltrans structural or lighting review) become necessary, MIG will assist in preparation of materials with a contract amendment if needed.
- » MIG will act as a liaison with City staff and other stakeholders during the design process to support the integration of the gateway onto the Caltrans Overhead Sign Structure.

MEETINGS AND COMMUNICATION

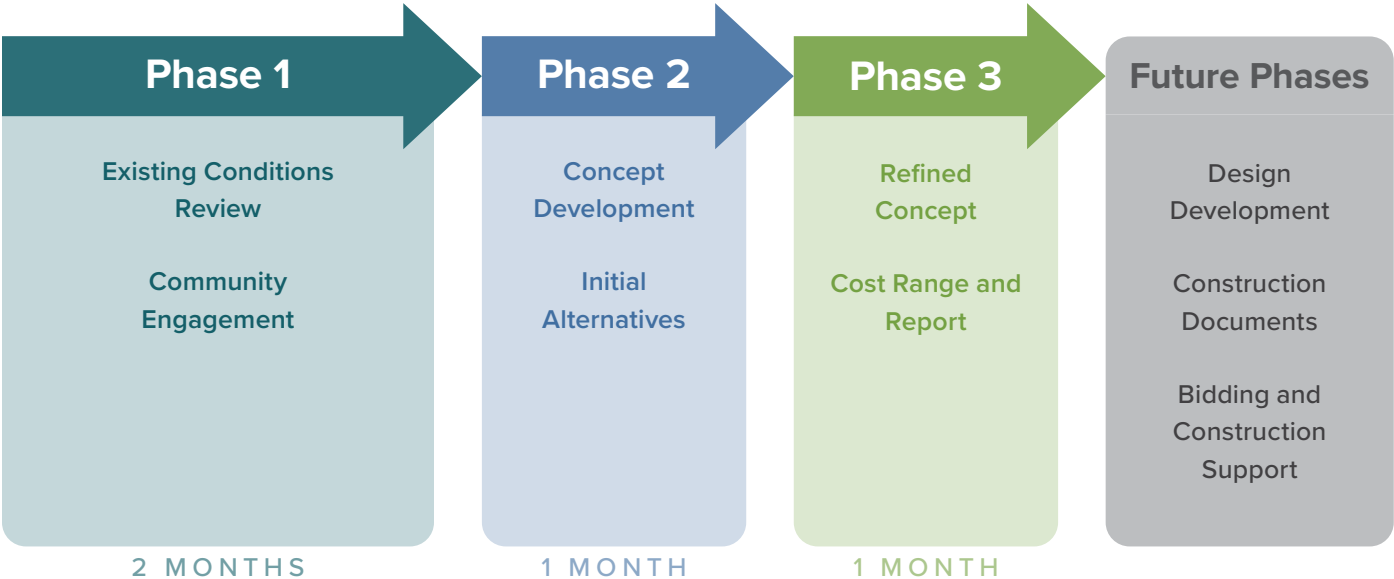
- » MIG will participate in the following meetings (via virtual or in-person as directed by the City):
  - o Project Kick-Off Meeting
  - o Up to two conceptual design review meetings (including 2 community/stakeholder workshops)
  - o Final concept presentation to City staff and Council
- » The City will coordinate all meeting logistics, locations, and public noticing if applicable.
- » MIG will prepare and distribute agendas and summary notes for all meetings attended.
- » Up to two MIG team members will attend each meeting; additional attendance (e.g., subconsultants or fabrication partners) may be coordinated upon request.

Estimated Timeline

**Preliminary Design:** 3-4 months (includes stakeholder presentation). The graphic below illustrates our estimated project process and timeline.

project process and timeline

Gateway into Little Saigon



# About the MIG Team

## About MIG, Inc.

Moore Iacofano Goltsman, Inc. (MIG), improves, adapts, and creates organizations, environments, and tools that foster human development. We are a community of designers, planners, engineers, scientists, and storytellers who engage people in creative problem-solving and collective action. We believe that the physical and social environment around us has a profound impact on our lives, and this belief shapes the principles that guide our work:

- » Communities can plan their own futures;
- » The world needs an ecological perspective;
- » Great projects work for everyone;
- » Elegant design inspires new thinking;
- » Every project presents an opportunity to advance racial and social equity; and
- » All work must be context-driven.

MIG is at the forefront of innovation. We are leading local, regional, and national planning and design initiatives to provide accessibility and equity; engage, educate, and empower people through participatory processes; facilitate strategy development for social change; create playful and inclusive communities; reimagine streets and repurpose infrastructure; revitalize cities and restore ecosystems; and promote environmental stewardship by recognizing that the health of the natural and built world is mutually dependent.

For over four decades, MIG has collaborated with public, private, and nonprofit agencies worldwide to design outdoor spaces that cater to various human activities. Our landscape architecture practice is unique in its integration of natural and built environments, creating spaces that connect people to places, nature, and one another. We consider existing site features, topography, and history in our designs, working closely with clients and communities to develop a specific program of functions and uses. This approach creates visually appealing spaces, protects ecological and cultural resources, and enhances community livability.

MIG offers a comprehensive range of services, including site assessment, programming, concept and schematic design, feasibility analysis, irrigation and planting design, construction documentation and administration, and site maintenance manuals. Our approach is cross-generational and universal, ensuring that all ages and abilities can share in the experience. We consider all aspects of a project, from vision to construction to ongoing maintenance, in an integrated manner. We collaborate closely with clients and communities to foster ownership and advocacy, striving for innovation in design, programming, and implementation. This means that our work is both functional and creative.







## AREAS OF EXPERTISE

- » Landscape Architecture and Design
  - o Streetscapes, Monuments, and Gateways
  - o Public and Civic Facilities
  - o Trails, Natural Areas, and Greenways
  - o Neighborhood, Community, and Regional Parks
  - o Sports Parks
- » Placemaking and Urban Design
- » Wayfinding, Signage, and Environmental Graphics
- » Green Infrastructure and Civil Engineering
- » Irrigation Design/Water Auditing/Water Ordinances
- » Universal Design and Accessibility
- » Park and Recreation Planning
- » Cost Estimating
- » Construction Documentation and Administration
- » Plan Check Review
- » On-Site Construction Review/Inspection
- » Community Engagement and Outreach
- » Graphic Design and Communications

## Streetscape Design, Placemaking, and Identity

We create human scale, flexible streets, able to transform their use and role based on the time of day, day of the week or season of the year. Livable and prosperous streets support a range of transportation modes, seamlessly integrated into the surrounding environment. And they respond to the cultures and history of place, ecological niche of the area, climate and regulatory environment.

Simply put, thriving places perform. Thriving places are a mix of the organic, the created, and the energy that comes from being used. Ultimately, success is measured by the ability to encourage healthy social activity, which is basic to all other outcomes, including economic growth. MIG's design approach evolves out of an interaction with the place. Our designs tell a story that is unique and specific to the site's context. We utilize the idea of placemaking, which is more than an assemblage of buildings, plantings, and public spaces. Placemaking is intentional and encourages both social interaction and community identity to create meaningful spaces. It develops places where individuals feel like an integral participant in their surroundings.

Creating identity through well-crafted gateways, monuments, and sign elements enhance the spirit of "place" and define its character to the visitor. We carefully analyze the organizational structure of the environment, as well as the area's cultural, historical, architectural, physical, and natural context. We develop useful, clear and highly visible wayfinding systems—programming the messages and locations, developing design concepts and overseeing fabrication.

## About Our Subconsultants

### CORSINI STARK ARCHITECTS

**Corsini Stark Architects** seek the "Big Idea" that makes a project beautiful and relevant, and sweat the details of its execution, whether at the scale of a master plan, a new building, or an interior space. Corsini Stark sees the experience of architecture as a fluid, integrated whole, and strives to seamlessly integrate building and site, form and space, light and material, style and use.

Founders Rick Corsini and Anthony Stark have collaborated since 1997 and bring over forty years of combined professional experience in master planning, retail and restaurant design, institutional and multi-family housing, higher education facilities, historic preservation/adaptive reuse, and urban infill mixed-use development.

Recent firm recognition includes design awards from the American Institute of Architects, the Los Angeles Business Council, Southern California Development Forum, the Los Angeles Conservancy, Westside Urban Forum, California Preservation Foundation, and the Santa Monica Conservancy.

### VISUAL CONCEPTS LIGHTING, INC.

**Visual Concepts Lighting, Inc. (VCL)**, stands as a leading full-service electrical engineering firm, dedicated to the intricate art of sustainable lighting design. While their capabilities span the entire spectrum of electrical engineering, they have honed our focus and expertise on outdoor lighting, epitomizing a 'Fusion of Light' that transforms spaces—from high-end residential landscapes to picturesque streetscapes and dynamic municipal ball fields. Specialization and capabilities include:

- » **Lighting Design** — Crafting aesthetically striking, safe, and energy-efficient illumination schemes that accentuate architectural and landscape features.
- » **Photometric Analysis** — Utilizing advanced modeling tools to simulate light distribution, verify compliance with relevant standards (e.g., IES, local codes), and optimize placement for visibility and ambiance.
- » **Electrical Engineering** — Designing robust power systems, conduits, controls, and lighting infrastructure for seamless integration and long-term performance.

### DUKEHAUS DESIGNS

Known for minimalistic and purposeful aesthetics, **Dukehaus Designs** strives to create spaces that are not only beautiful but also culturally relevant and environmentally conscious. Their approach to design is rooted in harmony, sustainability, and functionality. Their work integrates lighting that has the power to transform spaces and moods. Dukehaus Designs believes great design is about balance—stripping away the unnecessary while enhancing the essential.

Located in Westminster and led by Founder Duc "Duke" Nguyen, Dukehaus Designs will serve as a community liaison to the Little Saigon and Vietnamese-speaking communities helping engage all participants in the design process, communicating concepts, and making certain any cultural elements are appropriate and relevant.

### ISE STRUCTURAL ENGINEERS

Founded in 200, **ISE Structural Engineers (ISE)** believes good design should solve problems affordably. The firm employs innovative methods to deliver value-engineered solutions that reduce construction costs without compromising structural integrity. By collaborating closely with clients and architects, ISE delivers creative, responsive, and cost-effective designs that stay current with code changes and life safety requirements.

Services for structural engineering include full design of buildings and non-building structures; foundation design; seismic retrofit; site observations; seismic assessment; value engineering; feasibility study; structural planning; schematic design; design development; calculations package and construction drawings; responding to RFI's in construction bidding phase; responding to plan check comments or corrections; and performing construction administration tasks like responding to RFI's and reviewing shop drawings.



## Key Personnel

MIG has assembled a team of proven professionals who are directly knowledgeable and experienced working with the City of Westminster, as well as a variety of technical areas, including streetscape design and landscape architecture; architectural design; lighting design and electrical engineering; and structural engineering, that will collectively contribute to the success of the Gateway's implementation. Additionally, our team members have successfully worked together for years on a wide range of streetscape design and implementation projects that have resulted in transformative, activated, vibrant streets that support high-quality and sustainable development and respect the historic and cultural context of the area in which they are located.

## PROJECT MANAGEMENT

Principal-In-Charge **Oscar Johnson, PLA, ASLA**, has successfully managed complex multidisciplinary projects that range from streetscape improvements and public realm spaces to parks and trails. With 25 years of experience designing many award-winning projects throughout Southern California and projects in the City of Westminster, Oscar will make certain adequate resources are allocated to this project and that contractual requirements are met. Oscar will provide overall project direction, oversight, and quality control.

Project Manager **Donna Yeung-Gutierrez** will work closely with Oscar to lead the project's day-to-day task development, communication, and coordination between the City and MIG Team. With over 10 years of experience designing meaningful places, Donna brings technical precision, leadership, creativity, and expertise to this project.

## TECHNICAL EXPERTISE

The MIG Team is composed of highly qualified streetscape designers, landscape architects, infrastructure and roadway engineers, architects, lighting designers, and structural engineers. Detailed resumes with relevant education, registrations, and experience are provided on the following pages.





## Oscar Johnson, PLA, CPRS

PRINCIPAL-IN-CHARGE, LANDSCAPE ARCHITECT | MIG

### EDUCATION

- » BSLA, California State Polytechnic University, Pomona

### REGISTRATIONS

- » Landscape Architect: CA #6481

### PROFESSIONAL AFFILIATIONS

- » California Parks & Recreation Society (CPRS)

### AWARDS

- » 2024 Los Angeles Business Council, Award of Excellence, Wishing Tree Park
- » 2014 SCC ASLA Quality of Life Merit Award: Anaheim Coves
- » 2007 SCC ASLA Merit Award in Landscape Art: South Beach Promenade

Oscar Johnson always had a passion for drawing and creating, and he's been fulfilling it as a landscape architect and project manager for almost three decades. Oscar started as a landscape designer at MIG. His steady rise to firm principal is the result of his meticulous attention to detail and dedication to unwavering quality and customer service. From multimillion dollar sports facilities to intimate neighborhood parks, Oscar has designed and managed construction for various public and private projects throughout California. He develops cost-effective construction details and design specifications that can be built to last. He is adept in establishing a camaraderie with clients, colleagues, and contractors to shepherd projects from design to ribbon-cutting. Oscar is proactive in reducing risks and applying new technologies and materials to his designs. He describes himself as "a build-a-better-mousetrap type of person," who takes the Big Picture and fills in the fine lines. While his work has benefited people in many communities, Oscar particularly appreciates providing physical, mental, and emotional stimulation to children with disabilities through his work—facilitating their interaction with nature and with others.

### SELECTED PROJECT EXPERIENCE

- » Mendez Tribute Monument Park, Westminster, CA
- » Westminster 25 Parks Sites Improvements, Westminster, CA
- » Westminster Parks & Recreation Facilities Master Plan, Westminster, CA
- » Firestone Boulevard Street Improvements and Entry Monument, Downey, CA
- » Downey I-5 Landscape Frontage, Downey, CA
- » Pico Rivera Rosemead Boulevard and Major Corridors Beautification, Pico Rivera, CA
- » Beverly Boulevard Streetscape and Entry Monument, Pico Rivera, CA
- » Arnold Cypress Park and Entry Design, Cypress, CA
- » Anaheim Coves Multi-Use Trail, Phases 1 and 2, Anaheim, CA
- » Long Beach Transit Gallery and Downtown Streets, Long Beach, CA
- » Tustin Legacy Veterans Sports Park and Monument Design, Tustin, CA
- » Bakersfield MLK Park, Bakersfield, CA
- » Compton Creek Nature Park, Compton, CA
- » Apollo, Golden, Dennis-the-Menace, and Wilderness Parks Renovation, Downey, CA
- » Huntington Beach Pier Plaza and South Beach Renovation, Huntington Beach, CA
- » Greenleaf Parkway SCE Easement Improvements, Compton, CA
- » Lambert Park, El Monte, CA
- » Wishing Tree Park, Torrance, CA





## Donna Yeung-Gutierrez

PROJECT MANAGER | MIG

### EDUCATION

- » BSLA, California State Polytechnic University, Pomona

Donna Yeung-Gutierrez has over 10 years of landscape design experience in a variety of public projects. Since joining MIG, she has contributed to a wide range of design projects with design and production support from schematic design through construction documents. Donna also provides graphic support in the office using 3D modeling and graphic programs such as Sketchup and Adobe Suite to create images to assist the client in clearly seeing the design intent of the project. Donna recognizes the importance of using low water-use planting and has worked with various agencies to establish drought-tolerant, California native planting palettes to assist in water conservation and to comply with the Water Conservation Act of 2006 (AB 1881) and Governor's Executive Order 29-15.

### SELECTED PROJECT EXPERIENCE

- » Pico Rivera Rosemead Boulevard and Major Corridors Beautification, Pico Rivera, CA
- » Firestone Boulevard Street Improvements and Entry Monument, Downey, CA
- » Downey I-5 Landscape Frontage, Downey, CA
- » Mendez Tribute Monument Park, Westminster, CA
- » Westminster 25 Parks Sites Improvements, Westminster, CA
- » Westminster Hoover Street Ped/Bike Trail Improvements, Westminster, CA
- » Arnold Cypress Park and Entry Design, Cypress, CA
- » Anaheim Coves Multi-Use Trail Phase II, Anaheim, CA
- » Anaheim Coves Multi-Use Trail Grant Application, Anaheim, CA
- » Compton Boulevard Streetscape, Compton, CA
- » Compton Seven Parks, Compton, CA
- » Lambert Park, El Monte, CA
- » Ponderosa Park and Family Center, Anaheim, CA
- » Rancho Del Rio Master HOA, San Clemente, CA
- » South Park, Hermosa Beach, CA
- » Westlake Village Community Park, Westlake Village, CA
- » Apollo, Golden, Dennis-the-Menace, and Wilderness Parks Renovation, Downey, CA
- » 53rd Avenue Park and Playground, Hillsboro, OR
- » Wishing Tree Park, Torrance, CA



## Ada Lu

LANDSCAPE DESIGNER | MIG

### EDUCATION

- » Master of Landscape Architecture + Urbanism, School of Architecture, University of Southern California, Los Angeles
- » Master of Planning and Urban Design, Beijing Forestry University, Beijing, China
- » BS, Landscape Architecture, Huazhong Agricultural University, Wuhan, China

Ada Lu is an award-winning landscape designer who is dedicated to balancing people and nature through her work. Her experience and education in the U.S. and China provide unique insights in creating landscapes for a broad range of projects from parks to housing to transportation. Ada views the combination of nature and art in landscape design as a way to infuse beauty into the social fabric. With over 10 years of experience, she brings creativity and critical thinking to each collaborative design effort.

### SELECTED PROJECT EXPERIENCE

- » Bakersfield Recreation and Park Master Plan, Bakersfield, CA
- » Pico Rivera Major Corridors Median and Parkway Beautification, Pico Rivers, CA
- » Pico Rivera Rosemead Boulevard Median Beautification, Pico Rivera, CA
- » LACDPW Headquarters Landscape Master Plan, Los Angeles, CA
- » Oxnard Campus Park Design, Oxnard, CA
- » Palmdale Regional Recreation Complex, Palmdale, CA
- » City of Orange New Park, Orange, CA
- » Hermosa Beach Climate Change Adaptation & Resiliency Measures, Hermosa Beach, CA
- » LA County Parks Needs Assessment, LA County, CA
- » MLK Park Plan Design, Bakersfield, CA
- » City of Hope Campus Landscape Master Plan, Duarte, CA
- » Fig+Pico Convention Center Hotel, Los Angeles, CA
- » Lost Hills Bridge & Streetscape , Lost Hills, CA





## CJ Davis, TBD

URBAN DESIGNER, VISUALIZATIONS | MIG

### EDUCATION

- » BS, Urban and Regional Planning, California Polytechnic State University, Pomona

### PROFESSIONAL AFFILIATIONS

- » American Planning Association
- » Urban Land Institute
- » American Society of Architectural Illustrators

CJ Davis is a highly skilled urban designer with an in-depth knowledge of smart growth principles and sustainability concepts. With over 10 years of experience designing small- and large-scale streetscapes, specific plans, land use alternatives, and community theming, CJ excels at graphically representing complex concepts in a meaningful and understandable manner for public and private agencies, and community residents. He is well versed in all forms of graphic communications from design vignettes and conceptual sketches to intricately detailed renderings and 3D models. His interpersonal and problem-solving skills enable him to coordinate and communicate with people from varied fields and backgrounds. He has extensive experience planning, preparing, and executing materials that communicate effectively to the public at community engagement activities.

### SELECTED PROJECT EXPERIENCE

- » Firestone Streetscape Improvements, Downey, CA
- » Laguna Beach Downtown Plan and Streets Closure Study, Laguna Beach, CA
- » Meridian Streetscape Design Services, Puyallup, WA
- » Hoquiam Ave NE Non-Motorized Improvements, Renton, WA
- » Downtown Area Plan, San Marcos, TX
- » Third Street Promenade Stabilization, Santa Monica, CA
- » Pine Avenue Streetscape Improvements, Long Beach, CA
- » F Street Promenade, Chula Vista, CA
- » 14th Street Promenade, San Diego, CA
- » Euclid Ave and National Ave Corridors, San Diego, CA
- » CADA O Street, Sacramento, CA
- » Pasadena Playhouse District, Pasadena, CA
- » Poway Road Corridor Specific Plan, Poway, CA
- » Duarte Town Center Specific Plan, Duarte, CA
- » Flair Spectrum Specific Plan, El Monte, CA
- » Arcadia General Plan Downtown Study and Development Code, Arcadia, CA
- » Redwood City Inner Harbor Specific Plan, Redwood City, CA
- » Lancaster Design Guidelines, Lancaster, CA
- » Downtown Joshua Tree Design Guidelines, Joshua Tree, CA
- » Durango Main Avenue Streetscape Design, Durango, CO



## Aaron Ishaeik

ART DIRECTOR | MIG

### EDUCATION

- » BFA, The School of the Art Institute of Chicago

### AREAS OF EXPERTISE

- » Creative Direction
- » Brand Development
- » Advertising
- » Illustration
- » Video
- » awards
- » Three Emmy® Awards, Pacific Southwest Chapter

Aaron Ishaeik is an award-winning creative director with 20 years of design experience. He is an accomplished illustrator, printmaker, and fine artist whose work has been featured in galleries in Chicago, Washington, D.C., Los Angeles, and San Diego.

Aaron's designs on behalf of MIG's clients range from large out-of-home formats, such as wrapped buses and trolleys, to LED dioramas for airports and stadiums to wayfinding signage for the Port Pavilion's trade shows/museum exhibits, including interactive displays. He has won three regional Emmy® Awards and Platinum Marcom award from the San Diego Ad Club for 40+ hand-illustrated icons, part of a strategic branding initiative for the Department of Parks and Recreation.

### SELECTED PROJECT EXPERIENCE

- » Balboa Park Conservancy, San Diego, CA
- » Balboa Park Cultural Partnership, San Diego, CA
- » Port of San Diego Environmental and Sustainability Initiatives, San Diego, CA
- » San Diego County Regional Airport Authority Quieter Home Program and S.O.A.R. Initiative, San Diego, CA
- » San Diego County Behavioral Health Services, San Diego County, CA
- » City of Pasadena, Marketing "Organics Recycling Program", Pasadena, CA
- » Orange County Stormwater Marketing and Communications, Orange County, CA
- » Beach & Bay Water Quality Program, County of San Diego, CA
- » Think Blue, City of San Diego, CA
- » Lake Jennings Marketing, Helix Water District, La Mesa, CA
- » First 5 San Diego Community Education and Marketing, San Diego, CA
- » San Diego County Office of Education Branding and Marketing, San Diego, CA
- » City of San Diego Planning Department, Marketing and Community Outreach for "Spaces as Places", San Diego, CA
- » City of San Clemente, Marketing and Social Media for "When in Drought", San Diego, CA





## Richard Corsini, AIA

PRINCIPAL ARCHITECT | CORSINI STARK ARCHITECTS

### EDUCATION

- » MArch Urban Design, Harvard University Graduate School of Design.
- » BArch, California State Polytechnic University, Pomona
- » International Program, Florence, Italy, California State University

### REGISTRATIONS

- » Architect: CA #C22360

Rick Corsini was born in Los Angeles and received a Master of Architecture in Urban Design from Harvard University and a Bachelor of Architecture from Cal Poly Pomona. He spent a formative year abroad in Florence, studying art, architecture and urbanism. In addition to his professional practice, Rick has held faculty appointments at schools of architecture including Cal Poly Pomona, Woodbury University, and the University of Southern California. Rick is founder and Board Member of Forward Alliance Los Angeles, a non-profit focussed on environmental and indigenous cultural education, and serves on the Cal Poly Pomona Architecture Alumni Council. Rick is former Board Member and President of the Los Angeles Forum for Architecture & Urban Design, served as co-chair of the AIA/LA Government Outreach Committee, and is former board member of the community non-profit Sliver Lake Forward.

Rick currently teaches the Thesis Studio in the Master of Interior Architecture program at Cal Poly Pomona.

### RECENT FIRM DESIGN AWARDS

- » 2024 Los Angeles Conservancy Preservation Award: Bailey House (Case Study House #21)
- » 2024 California Preservation Foundation Preservation Design Award: Bailey House (Case Study House #21)
- » 2024 AIA Inland California Honor Award & Special Commendation: Banks Erickson Residence
- » 2020 Santa Monica Conservancy: Preservation Rehabilitation Award: Villa Vicente Apartments
- » 2019 Westside Urban Forum: Honor Award: Ayzenberg Group
- » 2018 Los Angeles Business Council: Design Excellence Commercial Office: Ayzenberg Group
- » 2018 AIA/LA Merit Award, Residential Design: Callow Residence
- » 2017 AIA/LA Citation Award-Excellence: Ayzenberg Group
- » 2017 CMACN (Concrete Masonry): Grand Honor: Freeman Jardini Studio
- » 2017 CMACN: Honor Award: Gilbert Kivett Residence
- » 2014 Los Angeles Business Council: Design Excellence Sustainability: Southwestern Law School Graduate Residences
- » 2014 Southern California Development Forum: Residential Award: Southwestern Law School Graduate Residences



## Anthony Stark, RA

PRINCIPAL ARCHITECT | CORSINI STARK ARCHITECTS

### EDUCATION

- » BArch, California State Polytechnic University, Pomona

### REGISTRATIONS

- » Architect: CA #C18639

### SELECTED AWARDS

- » Los Angeles Conservancy Preservation Award: Bailey House (Case Study House #21), 2024
- » California Preservation Foundation Preservation Design Award: Bailey House (Case Study House #21), 2024
- » AIA Inland California Honor Award & Special Commendation: Banks Erickson Residence, 2024
- » Santa Monica Conservancy: Preservation Rehabilitation Award: Villa Vicente Apartments, 2020
- » Westside Urban Forum: Honor Award: Ayzenberg Group, 2019
- » Los Angeles Business Council: Design Excellence Commercial Office: Ayzenberg Group, 2018
- » AIA/LA Merit Award, Residential Design: Callow Residence, 2018

Anthony Stark was born in Honolulu, Hawaii and received his Bachelor of Architecture from Cal Poly Pomona. He was project architect for the Jerde Partnership for numerous retail and mixed-use projects in the U.S. and abroad—including Universal CityWalk, Los Angeles; the Newport City Master Plan, Jersey City; and Prince's Wharf in Auckland, New Zealand—before establishing his own firm in 1990

### SELECTED PROJECT EXPERIENCE

- » Southwestern Law School, Los Angeles, CA
  - Campus Master Plan
  - 133-unit housing complex
  - 450-seat Lecture Hall
  - Adaptive reuse for academic utilization of 40,000-sf historic building
  - Housing complex
- » Universal City Walk, Los Angeles, CA
  - Ongoing Retail, Food and Beverage, and Concierge projects
  - CityFood Refresh
- » 6600 Sunset Office Building, LEGO offices 4th Floor Penthouse, Hollywood, CA
- » Van Luit Wallpaper Factory Compound Office Building Shell and Tenant Improvement, Los Angeles, CA
- » Notre Dame High School, Sherman Oaks, CA
  - Ongoing capital improvement projects
  - Aquatic Center
  - Fitness Center
  - Gym multi-purpose Hall
  - Riverside Parking Structure
- » Casa Romantica Cultural Center, San Clemente, CA





## Mark Meyer

ARCHITECTURE LEAD | CORSINI STARK ARCHITECTS

### EDUCATION

- » 1999- 2002 University of Pennsylvania, Graduate School of Fine Arts, Master of Architecture
- » 1995- 1999 University of California, Irvine, School of Social Ecology, Bachelor of Arts

### SELECTED AWARDS AND PUBLICATIONS

- » CMACN Newsletter, Rio Hondo College Student Union Building, 2013
- » Bronze A' Design Award, Tramanto Residence, 2011–2012
- » a5: Los Angeles 1st edition, Nightingale Residence.
- » LUXE Magazine Los Angeles, Nightingale Residence, 2010
- » Archdaily.com, Nightingale Residence, 2010
- » Hauser Magazine, Briarcrest Residence, 2010
- » Contemporist.com, Nightingale Residence, 2010
- » Extreme Homes on HGTV, Briarcrest Residence
- » Archdaily.com, Briarcrest Residence, 2010
- » Los Angeles Times, Briarcrest Residence, 2010

Mark Meyer has successfully managed large and small projects in Los Angeles and surrounding locations. With over 25 years of experience in the architecture industry, he has completed residential, commercial, institutional, and historical adaptive reuse project types. After earning a degree in architecture from the University of Pennsylvania, Mark focused on integrating the clients' largest wishes and the smallest constructed details. Mark worked on construction administration for retail projects at Los Angeles International Airport, including the Lemonade at Terminal 5, design and construction of Malibu Jewish Center and Synagogue, and the adaptive reuse at 110 Ocean in Long Beach.

### SELECTED PROJECT EXPERIENCE

- » Malibu Jewish Center and Synagogue, New School and Chapel, Malibu, CA
- » LAX Dining Concessions, Los Angeles, CA
- » The Village at USC, Los Angeles, CA
- » Rio Hondo College Student Union Building, Whittier, CA
- » Pomona College Dormitories, Pomona, CA (LEED Platinum)
- » Los Angeles County Museum of Art, West Building Renovation, Los Angeles, CA
- » Gibson Amphitheater Renovation, Universal City, CA



## Brenda Delgadillo

SENIOR DESIGN MANAGER | CORSINI STARK ARCHITECTS

### EDUCATION

- » BArch, California State Polytechnic University, Pomona

Brenda Delgadillo is a first-generation Mexican American and received her Bachelor of Architecture from Cal Poly Pomona. She has worked for CSA for 19 years, leading landside and airside retail, food and beverage, branding, hospitality, and custom residential projects. She has led projects including the multiple award-winning Callow Residence in Alta Dena, the Davtyan Residence in La Canada Flintridge, the Younger Residence in Silver Lake, and the Davtyan Law Offices in Glendale. She has also overseen numerous projects at Los Angeles International Airport, including the Farmer's Market Food Court at Terminal 5 and DFS duty-free stores at TBIT and MSC.

### SELECTED PROJECT EXPERIENCE

- » Davtyan Law Firm Interior and Exterior Office TI, Pasadena, CA
- » Kim Residence, Los Angeles, CA
- » LAX Duty Free Shop, Midfield Satellite Concourse, Los Angeles, CA
- » Davtyan Residence, LA Canada Flintridge, CA
- » Patterson Residence, Malibu, CA
- » Levering Residence, Santa Monica, CA
- » Onyx-32, Montecito Heights, CA
- » Gilmore Adobe, Hollywood, CA
- » Callow Residence, Altadena, CA
- » LAX Food & Beverage Concessions, Los Angeles, CA



## Ken Perez Sr.

LEAD LIGHTING DESIGNER | VCL

### EDUCATION AND CERTIFICATIONS

- » Lighting applications certification (AGI-32) thru "Lighting Analyst Inc".
- » Lighting fundamentals thru "Illumination Engineering Society of North America".
- » UCSD-1998, HVAC, DDC Controls Certification
- » Mesa College-1978, National Electrical Code
- » On-going classes in lighting fundamental, applications, Title-24 and UBC, NEC, CEC etcetera.

### PROFESSIONAL AFFILIATIONS

- » IES-Illumination Engineering Society, Past Vice President for 5+ years

Ken Perez Sr. has been in the electrical field for more than 40 years with experience in both construction as well as electrical engineering design. For the last 20 years, he has been working on the engineering side of the industry with an emphasis in lighting design. His actual field experience has given him a tremendous edge over his competition in that he knows firsthand HOW an electrical system is installed, which he is then able to more clearly translate this to the design documents. This approach has enabled him to keep costly change orders down to a minimum for his client's benefit. He has continued his knowledge in lighting fundamentals and electrical engineering by staying active with on-going classes in his field of expertise. These classes include Lighting Fundamentals through the IESNA and state sponsored classes for Energy Conservation Measures. Ken serves as Vice President of the IES in San Diego.

Ken's experience has caught the attention of many municipal agencies and has been called upon to offer expert advice on lighting ordinances as well as lighting design guide criteria. He also serves as a lighting judge for certain venues and teaches outdoor Lighting Fundamentals for the San Diego chapter of the IESNA.

### SELECTED PROJECT EXPERIENCE

- » **Coachella Valley Association of Governments (CVAG) Arts and Music Line, Coachella Valley, CA.** CVAG Arts and Music Line is a 10-mile path of travel through the City of La Quinta, Coachella and Indio, that interconnects with the CV Link and takes you into the Polo Fields for the Golden Voice concerts AKA "Coachella" festival. Provided electrical engineering for artistic lighting that brings intrigue, invokes powerful emotions with illumination, utilizing color changing custom light fixtures in collaboration with Circular Dimensions for lighted art treatments.
- » **Paseo Santa Fe Streetscape, Vista, CA.** Provided lighting design and electrical engineering for a four-block section of South Santa Fe Dr. providing enhanced public street lighting and electrical elements.
- » **Street Lighting Design Services, San Marcos, CA.** VCL has provided many street light design services and park lighting and electrical design services over the course of many years, such as Buelow Park, Hollandia Dairy park, Conner Park, Sunset Park and have also provided assistance with street light design standards and design criteria.





## Kenneth M. Perez II

LIGHTING DESIGNER | VCL

### EDUCATION AND CERTIFICATIONS

- » Lighting applications certification (AGI-32) thru “Lighting Analyst Inc”.
- » Lighting fundamentals thru “Illumination Engineering Society of North America”
- » AutoCad Certification thru “Virtual Design & Construction Institute”
- » Project Management, UC San Diego
- » On-going classes in lighting fundamental, applications, Title-24 and UBC, NEC, CEC etcetera.
- » CALCTP Certified Employer

### PROFESSIONAL AFFILIATIONS

- » IESNA-Illuminating Engineering Society of North America
- » BIA – San Diego/Southern California

Kenny Perez Jr, our senior team member, boasts 18 years of expertise in designing and managing diverse projects. His commitment to staying current with sustainable lighting technology is evident in authored ordinances for Rancho Sante Fe Association and Roripaugh Ranch in Temecula, CA. As our Title-24 expert, he remains at the forefront of the outdoor lighting measures, actively engaging with industry trends through the Illumination Engineering Society of North America.

### SELECTED PROJECT EXPERIENCE

- » **Coachella Valley Association of Governments (CVAG) Arts and Music Line, Coachella Valley, CA.** CVAG Arts and Music Line is a 10-mile path of travel through the City of La Quinta, Coachella and Indio, that interconnects with the CV Link and provides a safe path of travel into the Polo Fields for the Golden Voice concerts AKA “Coachella” festival. Provided lighting design for artistic lighting that brings intrigue, invokes powerful emotions with illumination, utilizing color changing custom light fixtures in collaboration with Circular Dimensions for lighted art treatments.
- » **Oasis Streetscape Enhancement, Indio, CA.** Provided lighting design and electrical engineering for 5 blocks on Oasis Street between Indio Blvd. and Highway 111, within the city of Indio’s downtown corridor. Project included civil improvements, landscape improvements and lighting improvements. Lighting improvements included street lighting, pedestrian lighting, and landscape lighting.
- » **Colrich Communities and Lennar Homes, Epoca Master Planned Community, San Diego, CA.** Provided site lighting design and electrical engineering for five (5) residential communities and a master recreation center, including the street lighting for all roadways. Projects included street lighting, pedestrian lighting, landscape lighting, public trail system lighting, monument lighting, wayfinding signage, electric vehicle charging stations, and power to all site amenities.



**Duc M. Nguyen**

COMMUNITY LIAISON | DUKEHAUS

Dukehaus Designs Founder Duc M. Nguyen strives to create spaces that are not only beautiful but also culturally relevant and environmentally conscious. Inspired by Japandi and Wabi-Sabi aesthetics, Duc values minimalism, functionality, and practicality in design. His passion lies in lighting, which he considers the essence of spatial ambiance. Committed to environmental sustainability, he believes that great design balances beauty and ecological responsibility.

Duc received his Bachelor's degree in Interior Design at Interior Designers Institute (IDI) and previously earned a Bachelor's in Business Administration, Marketing from CSUF in 2014. Passionate about fostering community connections, Duc is the president of the IDI Student Council and organizes networking events that bring students and professionals together. A passionate member of the Westminster community, Duc is fluent in Vietnamese.

#### EDUCATION

- » BA, Interior Design, Interior Designers Institute (in progress)
- » Avocational Certificate Diploma in Interior Design, Interior Designers Institute
- » BBA, Marketing, California State University, Fullerton

#### AWARDS AND RECOGNITION

- » ASID Design Excellence Award, Best Student Residential Project
- » California Homes Magazine, Featured Nov/Dec 2024

#### SELECTED PROJECT EXPERIENCE

- » LiliBlue Design. Provides on-site support at client locations, collaborating with designers on all phases of interior design projects from concept to installation.
- » Jenna Grace Interiors. Project-based interior design support with sourcing, CAD drawings, renderings, organizing and labeling materials, assisting with installs and photoshoots, presentations, and creating social media content.



**Shawn Lothrop, PE, SE**

STRUCTURAL ENGINEER | ISE

As CEO, Co-Owner, Principal, and Structural Engineer of Record on many ISE projects, Shawn Lothrop plays an integral role in developing and maintaining the company's presence as a trusted industry trade partner. He has over 20 years of successful structural design experience. He has designed with most material types including sustainable LEED-rated products, and is a respected expert in the industry. Shawn is an expert in true "value engineering," and having the foresight to detect potential construction conflicts ahead of time has given our clients a greater sense of confidence in our services. Shawn's broad project experience includes educational buildings, hospitality, civic buildings, parking structures, multifamily, foundation/building retrofit, and more.

#### EDUCATION

- » BS, Civil Engineering with Structural Emphasis, Cal State Long Beach

#### REGISTRATIONS

- » Structural Engineer: CA #S5627
- » Civil Engineer: CA #C66069

#### SELECTED PROJECT EXPERIENCE

- » Carlsbad Calavera and Stagecoach Parks Pickleball Courts, Carlsbad, CA (with MIG)
- » Arnold Cypress Park, Cypress, CA (with MIG)
- » Mesa Marin Sports Park, Bakersfield, CA (with MIG)
- » Newcastle Park, Arcadia, CA
- » LeBard Park, Huntington Beach, CA
- » Desert Hot Springs City Hall and Council Chambers, Desert Hot Springs, CA
- » Apple Valley Public Works Facility, Apple Valley, CA
- » Hunt Park Community Center, Riverside, CA
- » Redlands Data Center, Redlands, CA
- » Pullman Lofts, Santa Rosa, CA
- » The Grove Senior Housing, Vista, CA

# References and Relevant Experience

## References

We invite you to contact the following clients regarding our team's ability to provide gateway and monument design, streetscape design, and landscape architecture services while engaging diverse communities in these efforts.

### DOWNNEY VARIOUS PROJECTS

#### **Edwin Norris, Deputy Director of Public Works**

City of Downey  
1111 Brookshire Avenue  
Downey, CA 90241  
(562) 904-7110 | [enorris@downeyca.org](mailto:enorris@downeyca.org)

### PICO RIVERA ROSEMEAD BOULEVARD AND MAJOR CORRIDORS BEAUTIFICATION

#### **Nadia Carrasco, Associate Engineer**

City of Pico Rivera, Department of Public Works  
6615 Passons Boulevard  
Pico Rivera, CA 90660  
(562) 801-4221 | [ncarrasco@pico-rivera.org](mailto:ncarrasco@pico-rivera.org)

### ARNOLD CYPRESS PARK AND ENTRY DESIGN

#### **Nick Mangkalakiri, City Engineer**

City of Cypress, Engineering Division  
5275 Orange Avenue  
Cypress, CA 90630  
(714) 229-6729 | [nmangkal@cypressca.org](mailto:nmangkal@cypressca.org)

### TUSTIN VETERANS SPORTS PARK AND MONUMENT DESIGN

#### **Chad Clanton, Director of Parks & Recreation**

City of Tustin  
300 Centennial Way  
Tustin, CA 92780  
(714) 573-3326 | [cclanton@tustinca.org](mailto:cclanton@tustinca.org)

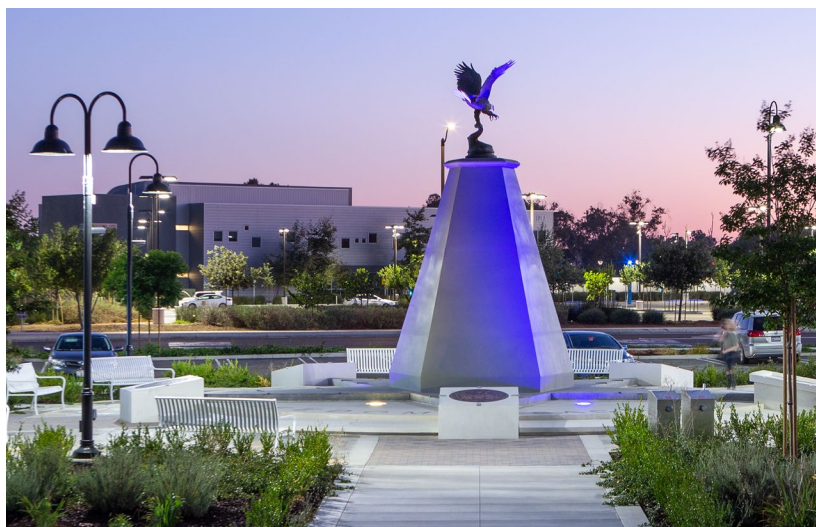
## Relevant Experience

As a multidisciplinary firm that specializes in landscape architecture, streetscape and urban design, placemaking, green infrastructure engineering, and public engagement, MIG has worked extensively with public agencies locally and nationally on design and planning for future change.

We believe a community's public realm spaces and infrastructure are a cornerstone of livability. We approach projects from a contextual perspective that involves integrating existing site features with a specific program of functions and uses. For us, each project offers new opportunities to develop innovative solutions to the complex design challenges of today's world.

## PROJECT EXPERIENCE

The relevant experience provided on the following pages highlights MIG's ability to successfully plan, design, and implement dynamic and transformative streets, corridors, and public realm spaces utilizing varied levels of community engagement and graphic visualization tools. Through all of these projects, our team exhibits a dedication to quality and creativity, technical resources and innovation, a flexible approach, a dedication to working with diverse communities to develop design consensus, and a commitment to providing deliverables, and completing projects on time and within budget.



*Monument at Veterans Sports Park*



## MIG SELECT RELEVANT STREETSCAPE AND PUBLIC REALM DESIGN PROJECTS

	PUBLIC REALM DESIGN	STREETSCAPE DESIGN	LANDSCAPE DESIGN	CONSTRUCTION DOCUMENTS & ADMINISTRATION	MULTIMODAL CONNECTIVITY AND COMPLETE STREET ENHANCEMENTS	CATALYST FOR ECONOMIC DEVELOPMENT	SAFETY/TRAFFIC CALMING	SUSTAINABILITY & WATER CONSERVATION	GREEN INFRASTRUCTURE	ACCESSIBILITY/ UNIVERSAL DESIGN	NATIVE PLANTING	SIGNAGE	SEATING & AMENITIES	LIGHTING	COMMUNITY OUTREACH
Firestone Boulevard Streetscape and Entry Monument Design, Downey	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Pico Rivera Rosemead Boulevard and Major Corridors Beautification	●	●	●	●	●		●	●	●		●	●		●	
Beverly Boulevard Streetscape and Entry Monument Design, Pico Rivera, CA	●	●	●	●			●	●			●	●		●	
Arnold Cypress Park and Entry Design, Cypress, CA	●	●	●	●			●	●		●	●	●	●	●	●
West Capitol Avenue, West Sacramento	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Hing Hay Park and Gateway, Seattle, WA	●		●	●				●	●	●	●	●	●	●	●
14th Street Promenade, San Diego	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Anaheim Coves Multi-Use Trail, Anaheim	●		●	●				●	●	●	●	●	●	●	●
Long Beach Transit Gallery and Downtown Streets	●	●	●	●	●	●	●	●		●		●	●	●	●
Exposition Park Master Plan and Entry Design, Los Angeles	●		●			●		●	●	●	●	●	●	●	●
Washington-National Boulevard Streetscape Master Plan, Culver City	●	●	●		●	●	●	●	●	●	●	●	●	●	●
South Park Streetscape, Los Angeles	●	●	●	●	●	●		●	●	●	●		●	●	●
20th Street and Cloverfield Boulevard Pedestrian Improvements, Santa Monica	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
1st and Central Station Improvements, Los Angeles	●	●	●	●	●		●	●		●	●	●	●	●	●
Monrovia Station Square Transit Village	●	●	●	●	●	●		●	●	●	●	●	●	●	●
Arcadia Gold Line Station Plaza	●		●	●	●	●		●	●	●	●	●	●	●	●
Bell Street, Seattle, WA	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Great Streets Planning Initiative & DIY Manual, Los Angeles	●	●	●		●	●	●	●	●	●	●	●	●	●	●
Great Streets Challenge & Vision Zero Evaluation, Los Angeles	●	●	●		●	●	●	●	●	●	●	●	●	●	●
Manchester/Broadway Streetscapes Plans, Los Angeles	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Wilmington Re:Imagined, Watts, Los Angeles	●	●	●		●	●	●	●	●	●	●	●	●	●	●
Highway 111 Community Landscape Design and Enhancement, Rancho Mirage	●	●	●		●	●	●	●	●	●	●	●	●	●	●
21st Street Complete Street, Paso Robles	●	●	●	●	●	●	●	●	●	●	●		●	●	
Euclid and National Avenues Master Plan, San Diego	●	●	●		●	●	●	●	●	●	●	●	●	●	●
F Street Promenade Master Plan, Chula Vista	●	●	●		●	●	●	●	●	●	●	●	●	●	●
Palm Avenue Master Plan, Imperial Beach	●	●	●	●	●	●	●	●	●	●	●		●	●	●
Dixie Avenue Green Street Plan, Sacramento	●	●	●	●	●		●	●	●	●		●	●	●	●
O Street, Sacramento	●	●	●		●	●	●	●	●	●	●	●	●	●	●
R Street Urban Design and Development Plan, Sacramento	●	●			●	●	●			●			●	●	●
Franklin Boulevard Complete Street, Sacramento	●	●	●	●	●			●	●	●	●	●	●	●	●
Upper Market Street Streetscape Plan, San Francisco	●	●		●	●	●	●	●		●			●	●	●
Urban Village Corridors Streetscape Plan, San Jose	●	●	●		●	●		●	●	●	●	●	●	●	●
Hemisfair Complete Streets, San Antonio, TX	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
re:Streets Planning Initiative, US Cities	●	●	●		●	●	●	●	●	●	●	●	●	●	●



## Firestone Boulevard Streetscape and Entry Monument Design

The City of Downey initiated a project to revitalize approximately 1.25 miles of Firestone Boulevard to create an identity for the City's Downtown commercial area. Of particular importance is a custom, centrally lit monument in the new central median that defines entrance into the Downtown. MIG prepared design development plans and construction documents for all streetscape elements including the landscape, hardscape, and irrigation. The landscape design consisted of water wise median planting and pockets of parkway planting and tree wells. The hardscape design consisted of interlocking pavers, colored concrete, and new concrete walkways as well as ADA ramps at intersections. We also coordinated with the City's electrical engineer for vehicular and pedestrian lighting.

The design took business storefront access and pedestrian flow into account. Custom concrete walls with hardwood seating with pockets of planting were incorporated to provide gathering and resting spots along the downtown sidewalk while providing a buffering affect from the vehicular traffic. Various fields of interlocking pavers were used to define the seating areas and main pedestrian walkway. Planted pots and street furniture were also included in the design blending the design elements from the hardscape. Further establishing Downtown's unique identity, inspirational quotes were used in the custom walls with seating as well as the City's new logo. Custom bike racks also incorporate the City's logo.

### PROJECT DETAILS

**Firm:** MIG

**Client:** City of Downey

**Location:** Downey, CA









## Rosemead Boulevard and Major Corridors Beautification

MIG provided landscape design, and construction document services for the Pico Rivera Rosemead Boulevard and Major Corridors Beautification Project. The project revitalized median islands and select parkway areas along four of the City's primary arterial streets: Slauson Avenue, Washington Boulevard, Whittier Boulevard, and Paramount Boulevard. Median improvements included the replacement of outdated and deteriorating vegetation with droughttolerant plants and trees, installation of a high-efficiency irrigation system, and incorporation of natural inorganic materials such as decomposed granite, cobble, and boulders. The project also rehabilitated or introduced water supply connections for each median. While the segment of Whittier Boulevard east of Paramount Boulevard was completed under a separate project, the remaining medians and adjacent parkways received comprehensive upgrades, including new shade trees and the removal of aging trees impacting street infrastructure.

To support corridor identity, walkability, and public pride, the project also introduced functional and cultural amenities such as anti-litter signage, trash receptacles, bus benches, historical markers, artistic elements, and wayfinding signage. These improvements helped reduce urban heat island effects, water use, and litter accumulation while enhancing the overall aesthetic of the public realm. The City complemented the physical improvements with a monthly "Keep Your Streets Clean" social media campaign and biannual community cleanup events. Through collaborative design and outreach, MIG helped transform underutilized and neglected public spaces into attractive, sustainable, and culturally meaningful corridors that serve both residents and visitors.

### PROJECT DETAILS

**Firm:** MIG

**Client:** City of Pico Rivera

**Location:** Pico Rivera, CA





## Beverly Boulevard Streetscape

In conjunction with the renovation of Pico Park in the City of Pico Rivera, MIG staff designed streetscape enhancements for Beverly Boulevard, which fronts the community park and serves as the main entrance to the facility.

Street improvements included additional raised landscape medians, enhanced landscaped parkways, and frontage road medians. Plant materials are all California-friendly and drought tolerant with subsurface irrigation and sweeps of rock cobble groundcover and decomposed granite. In addition, lighted City gateway monument signs celebrating entry into the City and the improved Pico Park are at either end of the one mile reach of Beverly Boulevard, which is a main arterial through the City.

Key features include:

- » Unique street identity
- » Gateway monument signs
- » Median landscape improvements
- » Low-water/low-maintenance landscaping
- » Irrigation system retrofit

### PROJECT DETAILS

**Firm:** MIG

**Client:** City of Pico Rivera

**Location:** Pico Rivera, CA





## Arnold Cypress Park Entry Monument Design

The long-awaited Arnold Cypress Park Rehabilitation project encompasses the 13.6-acre renovation of the City of Cypress' oldest park. In addition to the much-needed overhaul and installation of high caliber athletic and community park facilities, custom monument and entry signs serve as a gateway to the park and contribute to it's unique identity.

MIG prepared the master plan and construction documents for complete redesign of this existing community park. The park includes a centrally located hub of three lighted softball fields. This park serves as the home field for the local, long-time championship girls' softball league and provides bullpen and batting cage amenities for tournament-level play. A central plaza with restroom/concession building, a large children's play area, and shaded group and family picnic facilities offer convenient support facilities. A practice ballfield is in the southwest corner of the park. Eight pickleball courts, a full basketball court, volleyball court, and exercise equipment area are in the northeast active corner of the park. For flexible use, an open grass area is adjacent to the group picnic structure. Ample parking is provided for nearly 300 cars with 12 EV charging stations. A perimeter walk around the park encourages easy access and ADA compliance.

### PROJECT DETAILS

**Firm:** MIG

**Client:** City of Cypress

**Location:** Cypress, CA





## West Capitol Avenue

West Capitol Avenue is a major east-west, 3.5-mile long arterial and commercial spine running through West Sacramento. The Complete Streets Plan focused on creating a Complete Street to serve as the heart of the community. MIG's urban planners and designers led a team of architects, planners, traffic engineers, environmental planners, and economic analysts on the project. The Team developed a new vision, implementation plan, and construction drawings that set the stage for long-awaited redevelopment along the corridor. As part of the Complete Streets Plan, MIG created a unique street identity to foster a sense of place and support economic development along the Avenue. This involved redesign of the public-private interface, signage and wayfinding, traffic and circulation, infrastructure, financing strategies, and overall streetscape standards. Sustainable infrastructure plans were developed to assure underground utilities like sewer, water, and storm drainage are adequate for new development.

The extensive community participation program included a series of stakeholder interviews and community workshops. It entailed intensive working sessions with City Council, Planning Commission, and various departments of the City of West Sacramento to implement the plan recommendations.

Since Phase One improvements, the City has seen investment by a hotelier, bank, and small businesses, and the street has welcomed a college, community center, an updated library, and remodeled transit centers.

### PROJECT DETAILS

**Firm:** MIG

**Client:** City of West Sacramento

**Location:** West Sacramento, CA





## Hing Hay Park Gateway

A social and cultural gathering place in the Chinatown International District since the 1970s, Hing Hay Park suffered the ravages of time, physical isolation and disuse as development pressures caused young people to leave the neighborhood. But the Asian community advocated for expanding the site to reconnect it to the downtown and make it more accessible and relevant. The park's new design reflects its various user groups, defined through a series of community workshops: contemporary yet traditional, new but timeless, expansive yet inclusive, American and Asian.

The red iconic gateway, inspired by Asian paper folding, is faceted in varying shapes and angles and glows from within. The Asian tradition of terraced rice farming gives form to the site and helps users navigate the site's topographic change. Sinuous seat walls delineate skillfully designed ADA compliant pathways, while providing intimate gathering spaces.

The gateway also acts as a backdrop for cultural activities, framing and complementing performances of lion and Thai dancing, Taiko drumming and martial arts. Bright red bleacher-like platforms mimic the gateway, creating seating and performance areas, with risers that showcase the monkeys, tigers and other lively Asian animal/landscape pairs. Exercise equipment augments sessions of tai chi and qigong. And moveable seating makes the entire park flexible for varied daily uses, including ping pong, chess, badminton, card playing, riding scooters along the paths, clambering among the stepped seating, night markets and special events like Lunar New Year. Hing Hay is now a bright, eye-catching centerpiece of the neighborhood.

### PROJECT DETAILS

**Firm:** MIG

**Client:** Seattle Parks and Recreation Department and Friends of Hing Hay Park

**Location:** Seattle, WA





## University Studios Hollywood Citywalk, Cityfood

Universal required a comprehensive and “eyepopping” refresh of its outdoor food court to guide guests between the street and upper level dining terraces to complement its new movie theater and retail upgrades. The project included complete reworking of wayfinding, public plaza paving, concierge “gateway” from the parking structure, dining areas, and outdoor seating. Signage and supergraphics were revamped, a new color palette introduced, umbrella and tree canopy shade structures reworked, and lighting completely upgraded. Individual brand signage visibility was enhanced through strategic background color selection.

### PROJECT DETAILS

**Firm:** Corsini Stark Architects

**Client:** University Studios

**Location:** Los Angeles, CA



## Engine Co. No 28

At Engine Co. No. 28, a 3100 square-foot full-service restaurant and bar at Los Angeles International Airport (LAX), Corsini Stark Architects pay homage to the courage and heroism of our Los Angeles firefighters. Corsini Stark enlarged a striking historical photo from the LAFD archive to a larger-than-life scale and cut it into vertical strips. It was laminated on one side of a triangular corrugated surface and painted the opposite side fire-engine red to create a three-dimensional lenticular surface. The resulting pattern and rhythm animate the long concourse while the monumental image stands above the concourse’s visual clutter to literally point the way to the entrance. As one moves in either direction, the image fades from one’s peripheral vision, like a distant memory, into a field of color.

### PROJECT DETAILS

**Firm:** Corsini Stark Architects

**Client:** LAX

**Location:** Los Angeles, CA



## Myrtle Avenue Gateway

VCL upgraded the city’s historic downtown entry with customized lighting that blends modern illumination with heritage character, ensuring both functional clarity and visual charm.

### PROJECT DETAILS

**Firm:** VCL

**Client:** City of Monrovia

**Location:** Monrovia, CA



## Paseo Santa Fe Gateway

VCL contributed to the three-phase redevelopment of Vista’s downtown corridor. Phase III (Terrace Drive to Civic Center Drive) included a new arch and the “Portal” sculpture—and our lighting strategy elevated these focal elements into iconic landmarks within the urban landscape City of Vista.

### PROJECT DETAILS

**Firm:** VCL

**Client:** City of Vista

**Location:** Vista, CA



## Oasis Streetscape Enhancements

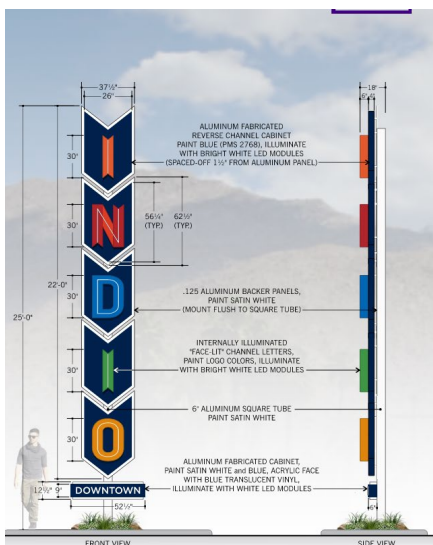
VCL supported beautification and functional lighting upgrades along Oasis Street, including entry portal signage, enhanced public realm amenities, and integrated lighting solutions that improve pedestrian safety and ambiance.

### PROJECT DETAILS

**Firm:** VCL

**Client:** City of Indio

**Location:** Indio, CA



## Gold Star Memorial

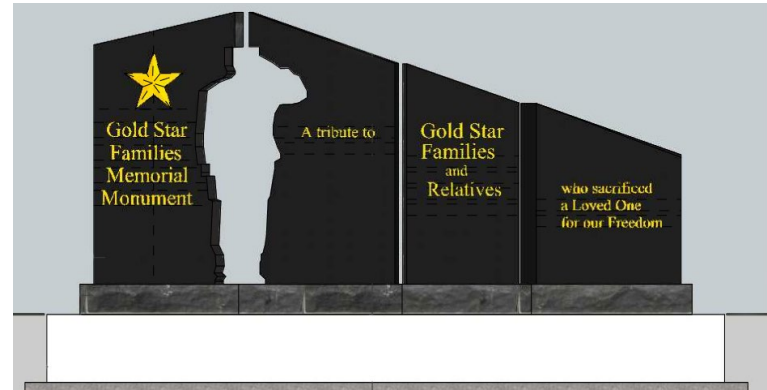
ISE is providing structural engineering services for the Gold Star Families Memorial Monument at Rancho Cucamonga Central Park.

### PROJECT DETAILS

**Firm:** ISE

**Client:** Architerra Design Group

**Location:** Rancho Cucamonga, CA



## Devore Police Memorial

ISE provided structural engineering services for San Bernardino County Sheriff's Memorial Wall.

### PROJECT DETAILS

**Firm:** ISE

**Client:** STK Architecture Inc.

**Location:** San Bernardino County, CA



## December 2nd Memorial

ISE provided structural engineering services for the San Bernardino County Government Center Art Walls and Memorial Plaque.

### PROJECT DETAILS

**Firm:** ISE

**Client:** Hood Design Studio

**Location:** San Bernardino County, CA



## Laguna Niguel Freeway Signage

ISE provided structural engineering services for the Laguna Niguel Gateway sign adjacent to the I-5 Freeway.

### PROJECT DETAILS

**Firm:** ISE

**Client:** CNC Engineering

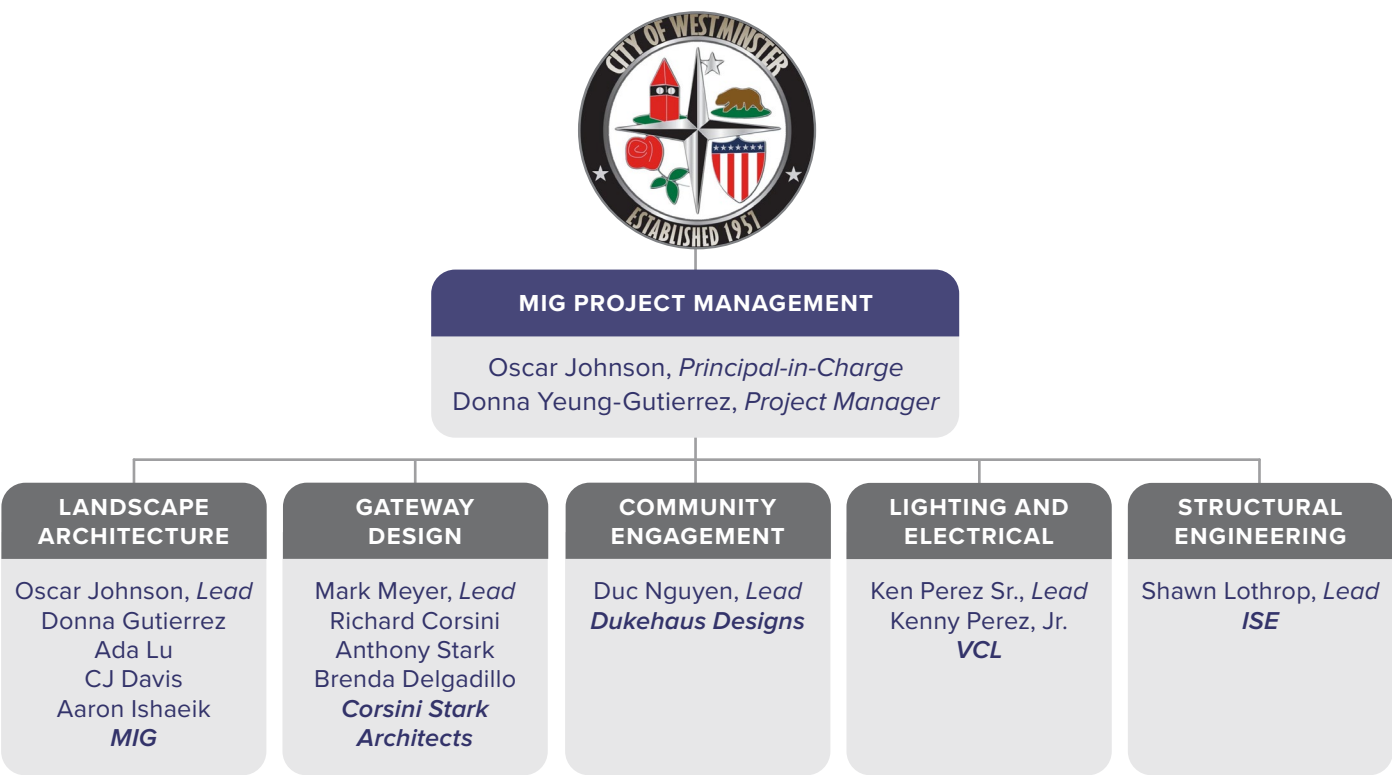
**Location:** Laguna Niguel, CA



# Team Organization and Participation

## Team Organization

For the Westminster Gateway into Little Saigon, MIG has assembled an exceptional team of design professionals who will collaborate with the City and each other as illustrated in the organization chart below.



## Team Participation

The MIG Team’s project participation is represented as a percentage of the total hours allocated in the table below.

MIG TEAM MEMBER	PROJECT PARTICIPATION <i>(percentage of total hours)</i>
<i>Conceptual Design</i>	
MIG (Prime, Design Lead, and Landscape Architecture)	30%
Corsini Stark Architects (Design Support)	30%
Dukehaus Designs (Community Engagement)	10%
VCL (Lighting and Electrical)	10%
ISE (Structural Engineering)	10%



Fee Schedule

Estimated Project Cost

The table provides the MIG Team’s estimated project cost by task to complete the Westminster Gateway into Little Saigon Scope of Work. Professional time is billed according to the hourly rates as presented in the table. Should we be selected, it is our intention to review each assignment’s objectives carefully with City staff and tailor our scope and cost to best meet the needs and resources of the City of Westminster.

		MIG, Inc.										Subconsultants (include direct costs)							MIG Direct Costs	Professional Fees Totals		
		Oscar Johnson		Donna Gutierrez		Ada Lu		Sharyn Tanner		Lauren Salas		MIG Totals		Corsini	VCL	Dukehaus Community Outreach Liaison	ISE	Sub Totals				
		Principal-in-Charge	Project Manager	Landscape Designer	Sr. Project Accountant	Project Administrator																
		Hrs@	\$205	Hrs@	\$135	Hrs@	\$145	Hrs@	\$175	Hrs@	\$105											
Phase 1: Project Initiation, Management, and Data Collection																						
1.1	Project Kick-Off and Management	4	\$820	23	\$3,105	2	\$290	1	\$175	2	\$210	32	\$4,600	\$2,000		\$1,200		\$3,200	\$100	\$7,900		
1.2	Data Collection and Records Research	1	\$205	2	\$270		\$0		\$0		\$0	3	\$475					\$0		\$475		
Subtotal		5	\$1,025	25	\$3,375	2	\$290	1	\$175	2	\$210	35	\$5,075	\$2,000	\$0	\$1,200	\$0	\$3,200	\$100	\$8,375		
Phase 2: Concept Development Alternatives																						
2.1	Conceptual Design Alternatives	3	\$615	12	\$1,620	28	\$4,060		\$0		\$0	43	\$6,295	\$15,025	\$4,500	\$2,000		\$21,525	\$200	\$28,020		
2.2	Preliminary Material and Lighting Selections	2	\$410	8	\$1,080	8	\$1,160		\$0		\$0	18	\$2,650					\$0	\$100	\$2,750		
2.3	Early Fabricator Coordination	2	\$410	8	\$1,080	4	\$580		\$0		\$0	14	\$2,070					\$0		\$2,070		
2.4	Preliminary Cost Estimates	1	\$205	2	\$270	2	\$290	1	\$175	1	\$105	7	\$1,045					\$0		\$1,045		
Subtotal		8	\$1,640	30	\$4,050	42	\$6,090	1	\$175	1	\$105	82	\$12,060	\$15,025	\$4,500	\$2,000	\$0	\$21,525	\$300	\$33,885		
Phase 3: Design Presentations and Community Engagement																						
3.1	Community Meetings and City Council Presentations	4	\$820	16	\$2,160	6	\$870		\$0		\$0	26	\$3,850	\$2,500		\$2,800		\$5,300	\$250	\$9,400		
3.2	Engagement Documentation		\$0	4	\$540		\$0		\$0		\$0	4	\$540					\$0		\$540		
Subtotal		4	\$820	20	\$2,700	6	\$870	0	\$0	0	\$0	30	\$4,390	\$2,500	\$0	\$2,800	\$0	\$5,300	\$250	\$9,940		
SUBTOTAL		17	\$3,485	75	\$10,125	50	\$7,250	2	\$350	3	\$315	147	\$21,525	\$19,525	\$4,500	\$6,000	\$0	\$30,025	\$650	\$52,200		
10% Markup (on Subconsultants and Direct Costs)																				\$3,068		
TOTAL PROJECT COSTS																				\$55,268		